

Ingleside Land Release

Submission on behalf of Antonia Renko, Registered Proprietor of 11 Minkara Road
Bayview Heights

26 February 2017

The purpose of this submission is to:

- Request the Department of Planning and Environment to extend the consideration of land release and increased density to the Bayview Heights precinct as part of the Ingleside Land release;
- Express an interest in exploring alternative water infrastructure facilities to support the release of higher yield lot sizes in the Bayview Heights area

Extension of Ingleside Land Release to Bayview Heights precinct

The current Ingleside Land Release Plan has an arbitrary line drawn around the Bayview Heights precinct recommending retention of a “rural” lot sizes. This is despite the land to the north and east of the precinct, sharing the same character and nature, being for many years zoned residential and supporting smaller lot sizes. To the south east of the Bayview Heights precinct there is a multi unit retirement village which is also capably supported by infrastructure and transport facilities despite its very intense density. To the south west at Ingleside, the proposed character currently being considered will include low and medium density zonings.

The retention of rural lots in the Bayview Heights precinct will be an anomaly and reflects a poor overall vision for the area. It cannot be considered in isolation to the broader land release being considered at Ingleside. This is a rare opportunity for the Bayview Heights precinct to be incorporated into a more strategic vision for the area, an opportunity, which, in the case of the Mrs Renko and her family, has being long awaited since Antonia and her now deceased husband Joseph acquired their property in 1969. It would be a disgrace for the Department to effectively, once again overlook and fail to properly try and solve the planning issues associated with the Bayview Heights area that remains locked into a zoning that has not been reviewed for 50 plus years.

Furthermore, there are no identified irresolvable constraints from a land capability, infrastructure, ecological or other perspective which support the retention of the “rural character” of this precinct. The condition of the land is currently characterised by a highly developed use, where substantial dwellings, improvements and other facilities have combined to create land that is highly suitable for further release. These are not lots where the original ecological, biodiversity and environmental character has remain unaltered. These are all relevant consideration which DPE must take into account in considering the potential for the Bayview Heights precinct to support smaller lot sizes.

Alternative water servicing strategy to support land release in Bayview Heights precinct

We understand that Northern Beaches Council and DPE are prepared to fund further studies to explore alternative water service strategies that would support land release in the Bayview Heights precinct. We support this approach and acknowledge this as a positive move by Council and DPE to help resolve the long standing constraints of land release in the Bayview Heights area.

We are considering engaging a planning consultant to further substantiate this submission.

**SUBMISSION BY JENNY RENKO FOR AND ON BEHALF OF ANTONIA RENKO DATED 26 FEBRUARY
2017**